OFFERS OVER £245,000

1 The Orchard
Tranent, EH33 1BN

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Solicitors & Estate Agents



- Rarely available detached bungalow in a small quiet sul de sac
- Lounge with corner windows
- Modern Fitted kitchen with appliances
- Two double bedrooms both with storage
- Stylish modern shower room
- Private gardens to front, side and rear. Two driveways and single wooden garage.
- Gas central heating and double glazing
- EPC band D, Council tax band C

Description

This is a bright and spacious, rarely available detached bungalow (61m sq) located on a generous corner plot within this small, quiet cul de sac handily located for access to schools, town centre and A1. In true “move in” condition throughout, it benefits from gas central heating and double glazing throughout. The accommodation comprises an entrance hall with storage, front facing lounge with corner windows and an electric fire set within an attractive surround, a modern fitted kitchen with integrated appliances, a qooker tap and a door to the rear garden, two double bedrooms, both with wardrobes and finally the stylish family shower room which is fully tiled with a two piece white suite and double length glazed walk in shower.













Location

The expanding small town of Tranent is situated on the A199 only two miles from the coast and minutes away from the A1. It is surrounded by open countryside and allows ready access to East Lothian's many attractions and fine golf courses. The town itself has a well-established High Street with ample shops, post office and other amenities. Further shopping facilities are available in nearby Musselburgh and at Fort Kinnaird retail and leisure complex in Newcraighall which provides a wealth of major stores including Mark's and Spencer's. Excellent bus services operate to and from Tranent and fast main roads lead quickly to Edinburgh's City Centre, approximately 10 miles away. Rail connections are available at Prestonpans, Wallyford and Musselburgh. Within the town there are a range of schools for all ages and several leisure facilities including a swimming pool.

Gardens and parking

There is a generous front and side garden which has lawn with established flower borders, a monobloc driveway providing off street parking and gate to the rear garden. To the side is a further patch of lawn, established border with a variety of shrubs and a tree, a second monobloc driveway which leads the wooden single garage. The rear garden has lawn, monobloc patio, rotary dryer, outside power point, water tap and wooden summerhouse with power and light.

Extras

All of the fitted floor coverings, blinds, integrated induction hob, oven, cooker hood, fridge/freezer, dishwasher, Quooker tap, automatic washing machine and wooden summerhouse are included within the sale price.

Home Report

The property has been valued at £250,000 by the surveyor and the Home Report can be downloaded via the ESPC link.

Viewing

By appointment via Agents telephone Agents 0131 665 3131



GROUND FLOOR

1 THE ORCHARD
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 614 SQ FT / 57 SQ M
GARAGE 160 SQ FT / 15 SQ M
STORAGE 44 SQ FT / 4 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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email **property@drummondmiller.co.uk**
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